

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		PARK AVE, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	KRITSEPIS STAN--ETAL			
Owner 2:	THEODORAKAKAIS ELIAS			
Owner 3:				
Street 1:	6505 SHADOW HAWK DR			
Street 2:				
Twn/City:	CITRUS HEIGHTS			
St/Prov:	CA	Cntry:		Own Occ: N
Postal:	95621	Type:		

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry:		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 7,525 Sq. Ft. of land mainly classified as Store with a Store Building built about 1930, having primarily Brick Exterior and 2163 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.17275	Total SF/SM:	7525	Parcel LUC:	325	Store	Prime NB Desc:	COMM AVG	Total:	503,309	Spl Credit	Total:	503,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Commercial

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

650,300

650,300

650,300



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	39158	
	Prior Id # 2:		
	Prior Id # 3:		
4	Prior Id # 1:		
	Prior Id # 2:		
	Prior Id # 3:		
	Prior Id # 1:		
4	Prior Id # 2:		
	Prior Id # 3:		
	ASR Map:		
	Fact Dist:		
	Reval Dist:		
	Year:		
	LandReason:		
	BldReason:		
	CivilDistrict:		
	Ratio:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
325	7525.000	147,000		503,300	650,300		39158
							GIS Ref
							GIS Ref
Total Card	0.173	147,000		503,300	650,300	Entered Lot Size	
Total Parcel	0.173	147,000		503,300	650,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		300.65	/Parcel:	300.6	Insp Date
						Land Unit Type:	05/28/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	147,000	0	7,525.	495,100	642,100	642,100	Year End Roll	12/18/2019
2019	325	FV	136,500	0	7,525.	462,100	598,600	598,600	Year End Roll	1/3/2019
2018	325	FV	140,700	0	7,525.	412,500	553,200	553,200	Year End Roll	12/20/2017
2017	325	FV	140,700	0	7,525.	363,000	503,700	503,700	Year End Roll	1/3/2017
2016	325	FV	140,700	0	7,525.	272,300	413,000	413,000	Year End	1/4/2016
2015	325	FV	126,000	0	7,525.	247,500	373,500	373,500	Year End Roll	12/11/2014
2014	325	FV	126,000	0	7,525.	247,500	373,500	373,500	Year End Roll	12/16/2013
2013	325	FV	126,000	0	7,525.	247,500	373,500	373,500		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2018	Meas/Inspect	HS	Hanne S
3/19/2009	Meas/Inspect	197	PATRIOT
5/15/2000	Meas/Inspect	263	PATRIOT
4/1/1990		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
 / /

Sign:

VERIFICATION OF VISIT NOT DATA

[illegible]